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COUNTRYSIDE MAINLAND REALTORS

Er ANBU SIVAALAGAN,B.E-M.I.V Er ANBU SIVAPRIYAN,B.E-M.I.V

FORM-5

CERTIFICATE BY ARCHITECT / LICENSED SURVEYOR

(CERTIFICATE FOR THE PURPOSE OF COMPLETION OF LAYOUT/ SUB-DIVISION PROJECT)

Address of the Project:

Residential Plot at **Salem District, Mettur Taluk, Veerakkalpudur Village, Old Survey No:100/3A3A1, New Survey No:100/3A3A1A, 100/3A3A1B, belonging to Hari Karthick Sambath, Vijaya Sambath, Door No:10, Mettur Road, Karkon Complex New Bus Stand, Mecheri, Mettur, Salem, Tamilnadu - 636 453.**

Sub : Certificate for Layout at **Salem District, Mettur taluk, Veerakkalpudur Village, Old Survey No:100/3A3A1, New Survey No:100/3A3A1A, 100/3A3A1B.**

Ref : _____ (TNRERA Registration Number)

Sir,

I, **Anbu Sivaalagan, having License No . RE202192020** had undertaken an assignment as an Architect / Licensed Surveyor for the assessment and verification of development of work done at Layout at **Salem District, Mettur taluk, Veerakkalpudur Village, Old Survey No - 100/3A3A1, New Survey No - 100/3A3A1A, 100/3A3A1B, Plot no 1 - 25, DTCP ROC No. SLM/B67KFFK8/3969/2022/TCP DATE - 20/12/2022, APPROVAL NO:SWP/DTCP/SALEM/LAYOUT NO.065/2022, VEERAKALPUDUR SELECTION GRADE TOWN PANCHAYAT, ந. க. எண் . 584/2023 Dated - 01/10/2024** and demarcated by its boundaries (latitude and longitude of the end points)

Residential Buildings to the North,

State Highway road to the South,

Residential Buildings to the East,

Residential Buildings to the west,

NE - (11.813161086110604, 77.86088418416733)

NW - (11.813285018931747, 77.86057968678266)

SE - (11.811956976051668, 77.86053822374325)

SW - (11.812111373202578, 77.86004644953195)

of Division **Salem District, Mettur taluk, Veerakkalpudur Village** measuring Total Area 6950 Sq M, Saleable Area 4040.822 Sq M.

Main Branch - Perungudi, Hosur, Salem, Mecheri

Mobile - +91 900 368 0766, +91 950 033 9089 , Phone - +91 4298 278 755, 290 766.

Email - csmllrealtors@gmail.com , website - www.csmllrealtors.com



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Being developed by HARI KARTHICK SAMBATH, VIJAYA SAMBATH Based on Site Inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **Salem District, Mettur taluk, Veerakkalpudur Village, Old Survey No:100/3A3A1, New Survey No:100/3A3A1A, 100/3A3A1B, / Plot no 1-25, DTCP ROC No. SLM/B67KFFK8/3969/2022/TCP DATE:20/12/2022, APPROVAL NO:SWP/DTCP/SALEM/LAYOUT NO.065/2022, VEERAKALPUDUR SELECTION GRADE TOWN PANCHAYAT, ந. க. எண் . 584/2023 Dated - 01/10/2024** including all amenities and facilities as committed by the promoter to the allotted.

DATE : 09/10/2024

Yours Faithfully,

eSign

Signed by:
ANBUSIVAALAGAN
Reason: RE202192020
Location: Salem, India
Date: 10-Dec-2024 (04:13 PM)

Stamp, Signature & Name (IN BLOCK LETTERS) of
Architect/ Licensed Surveyor
with(Reg. License No RE202192020)

Main Branch - Perungudi, Hosur, Salem, Mecheri

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Email - csmllrealtors@gmail.com , website - www.csmllrealtors.com



**GREATER CHENNAI CORPORATION
WORKS DEPARTMENT**

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. Anbu Sivaalagan** has been enrolled as **Registered Engineer Grade- II (RE)** in Greater Chennai Corporation (GCC) who has the qualification of **B.E.,(Civil Engg.)** with minimum of **5 years** experience in the relevant field.

The Registration No. is **RE202192020** dated **15.02.2021** It is informed herewith to comply with the scope of work, duties and responsibilities as prescribed by the Government of Tamil Nadu in Part – V, “Registration of Professionals”, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto **14.02.2026**



RGN No: RE202192020

Dated :15.02.2021

**Superintending Engineer (Works)
Greater Chennai Corporation.**

Self attested for CMDA

Anbu Sivaalagan
(ANBU SIVAALAGAN)
(9003680766)



File No: TNRERA/AI/0157/2021

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT
FORM 'H'
[See rule 12(1)]**

1. This registration is granted under section 9 of the Real Estate (Regulation and Development) Act, 2016 with registration certificate bearing No.

TN/Agent/0066/2021 dated 22.03.2021

Applicant :

ANBU SIVAALAGAN,

Door No. 11/4-25A3, Muthamil Nagar Mettur Main Road,
Mecheri Village, Salem, Mettur Taluk,
Salem - 636453.

Individual : ANBU SIVAALAGAN

Aadhaar No : 797963563884

to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Tamil Nadu in terms of the Act and the rules and regulations made thereunder,

2. This registration is granted subject to the following conditions, namely:-

- (i). The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
- (ii). The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 15;
- (iii). The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 of the Act;
- (iv). The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
- (v). The real estate agent shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi). The real estate agent shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
- (vii). The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

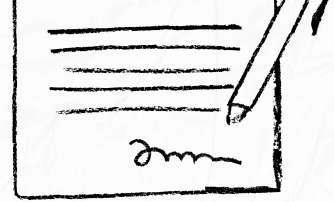
3. The registration is valid for a period of **five years** commencing from **22.03.2021** and ending **22.03.2026** unless renewed by the regulatory authority in accordance with the provisions of the Act or the rules and regulations made thereunder.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated: 22.03.2021
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



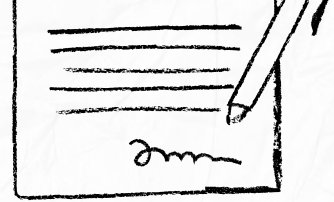
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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